

060.0

0005

0011.C

Map

Block

Lot

1 of 1

Commercial

ARLINGTON

APPRAISED:

Total Card / Total Parcel

755,100 / 755,100

USE VALUE:

755,100 / 755,100

ASSESSED:

755,100 / 755,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		PARK AVE, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
334	5208.000	156,000	81,000	518,100	755,100	
Total Card	0.120	156,000	81,000	518,100	755,100	Entered Lot Size
Total Parcel	0.120	156,000	81,000	518,100	755,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	586.26	/Parcel:	586.26
						Land Unit Type:

User Acct	39997
GIS Ref	
GIS Ref	
Insp Date	06/27/18
	!5269!

USER DEFINED

Prior Id # 1:	39997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/30/21 01:54:14
LAST REV	Date Time
	07/08/21 18:08:57
	mmcmakin
	5269
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

PREVIOUS OWNER

Owner 1:	MERJANIAN PAUL D -
Owner 2:	-
Street 1:	12 REDCOAT LANE
Twn/City:	BURLINGTON
StProv:	MA
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1950, having primarily Stucco Exterior and 1288 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	Service St.		5208		Sq. Ft.	Site		0	31.	3.21	CA									518,122						518,100	

Total AC/Ha: 0.11956

Total SF/SM: 5208

Parcel LUC: 334 Service St.

Prime NB Desc COMM AVG

Total: 518,122

Spl Credit

Total: 518,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

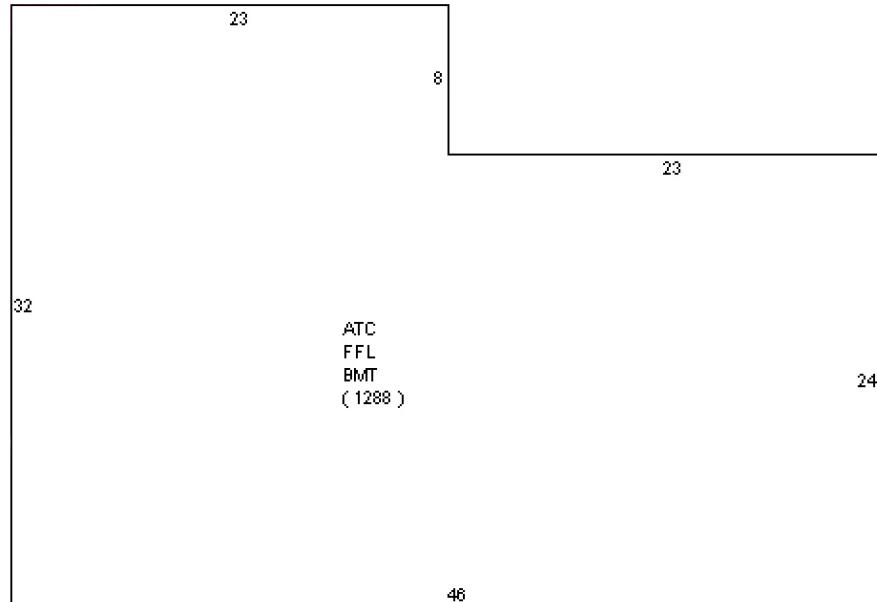
Type:	75 - Service Stat	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	6 - Slab	
Frame:	2 - Steel	
Prime Wall:	6 - Stucco	
Sec Wall:	4 - Vinyl	15 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	2 Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

CITGO STATION.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.

INTERIOR INFORMATION

Avg Ht/FL:	8
Prim Int Wal	5 - Minimal
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
71	Tank-IG	D	Y	3	10000	A	AV	1986	2.63	T	26.4	334			58,000			58,000
70	Pump-Double	D	Y	2	1	E	EX	1997	8,750.00	T	7	334			16,300			16,300
75	Lift	A	Y	1	1	A	AV	1985	3,200.00	T	27.2	334			2,300			2,300
78	Lite-Double	D	S	2	1	A	AV	1997	700.00	T	17.6	334			1,200			1,200
84	Sign-Illum	D	Y	1	44	A	AV	1997	89.20	T	17.6	334			3,200			3,200
77	Lite-Single	D	Y	1	1	A	AV	1997	500.00	T	17.6	334			400			400
80	Totalizer	D	Y	1	1	A	AV	1997	1,000.00	T	17.6	334			800			800

PARCEL ID 060.0-0005-0011.C

More: N

Total Yard Items: 81,000

Total Special Features: 1,200

Total: 82,200

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 0 BRs: 0 Baths: HB 2	

CONDOS INFORMATION

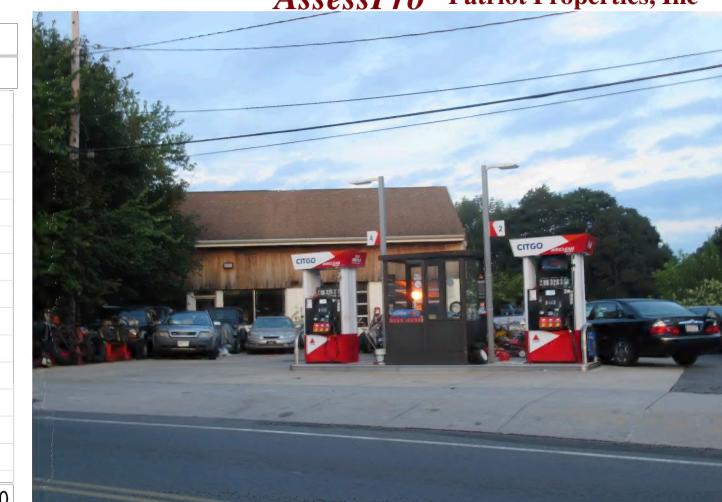
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	0			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,288	35.150	45,275					
FFL	First Floor	1,288	117.170	150,917					
ATC	Attic	451	82.020	36,975					
Net Sketched Area:		3,027	Total:		233,167				
Size Ad	1738.7999	Gross Area	3864	FinArea	1288				

IMAGE

AssessPro Patriot Properties, Inc